

# HEADLANDS TRADING ESTATE, SWINDON SN2 7JQ

**TO LET** **4,779 SQ FT (444 SQ M)**



**END OF TERRACE, REFURBISHED INDUSTRIAL/WAREHOUSE UNIT**

**FITTED TWO STOREY OFFICES**

**ALLOCATED CAR PARKING**

- 5 m eaves height
- 3 phase electricity
- Full height loading doors



## Location

Swindon is positioned on the M4 motorway between Junctions 15 and 16, approximately 80 miles west of London and 45 miles east of Bristol.

Headlands Trading Estate is located in North East Swindon, the town centre is approximately 2 miles to the south and Junction 15 of the M4 motorway is approximately 6 miles away.

## Description

Unit 9 Headlands forms part of a development of 17 similar industrial units. The property is of steel portal frame construction with elevations of mixed brick, profile metal sheet cladding and glazing.

There is a ground floor reception area with WC facilities, together with offices and a kitchenette facility. There are further offices at first floor level. The warehouse area has a minimum eaves height of 5m and benefits from a 3-phase electrical power supply, warehouse lighting and a mains gas supply.

Externally there is allocated car parking and loading to the front of the property.

## Accommodation

(All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice).

Warehouse inc offices	378.68 m <sup>2</sup>	(4,076 ft <sup>2</sup> )
First floor offices	65.3 m <sup>2</sup>	(703 ft <sup>2</sup> )
<b>TOTAL</b>	<b>443.98 m<sup>2</sup></b>	<b>(4,779 ft<sup>2</sup>)</b>

## Terms

The premises are available by way of a new full repairing and insuring lease, for a term of years to be agreed at a quoting rent of **£28,000 pa** exclusive of VAT, business rates, service charge, buildings insurance and payable quarterly in advance

## Business Rates

The current Rating List (2017) shows the unit as having a rateable value of £12,250 and it is currently assessed as "Warehouse and Premises".

Please note the rateable value is not the same as the rates payable.

## Services

We confirm we have not tested any installation and any interested party must satisfy themselves independently as to the state and condition of such items.

## Energy Performance Certificate

The property has an energy performance assessment rating of: B:47.

## Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

## Viewing

Viewing and further information is strictly by prior appointment through the joint agents.

## Chris Brooks MRICS Whitmarsh Lockhart

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Or

## Damian Lambourn Lambourn Commercial

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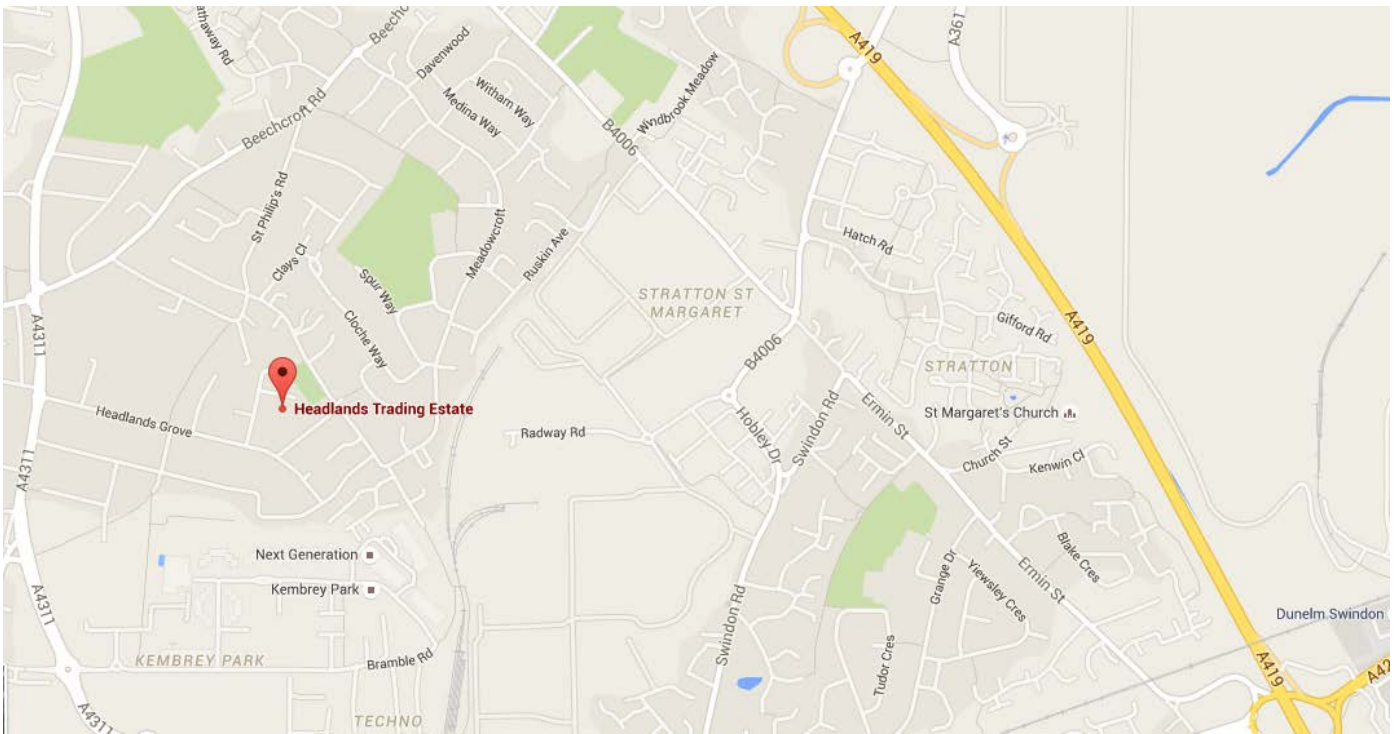
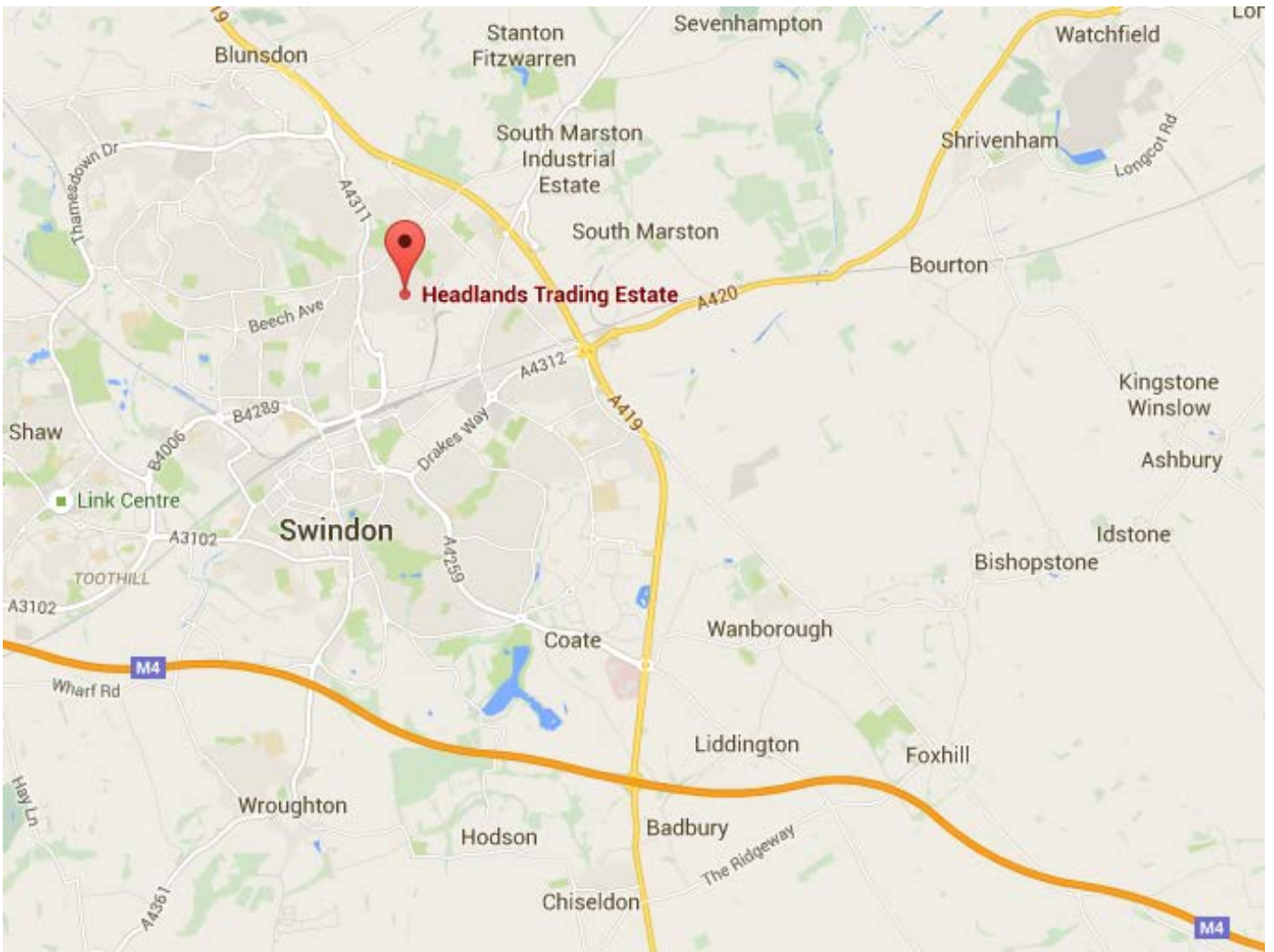


For viewings and further information, please contact:  
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Delivering Property Solutions







NOTE The details contained in these particulars are believed to be correct but cannot be guaranteed. Floor areas are for guidance purposes only and where rental figures and prices are stated these are subject to contract and exclusive of VAT. All liability in negligence or otherwise from any loss arising from the use of these particulars is hereby excluded.  
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